

Mr Antoni Eracli
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On behalf of
Mr Jubed Bashir
659 Lordship Lane
London
N22 5LA

Planning Application Reference No. **HGY/2015/1663**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF REFUSAL OF PLANNING PERMISSION

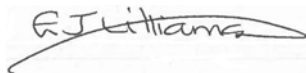
Location: **659 Lordship Lane, N22.**

Proposal: **Conversion of single dwelling into 2 self contained flats (1x 1 bed & 1 x 3 bed) and erection of first floor rear extension**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 08/06/2015 and drawing numbers: LORD/2015/01, 02, 03.

SEE SCHEDULE OF REASONS ATTACHED

03/08/2015



Emma Williamson
Head of Development Management
Planning Service

NOTE: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/1663

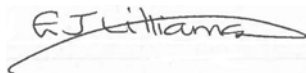
The application shown above has been refused for the following reason(s):

1. The proposed conversion involves the over-intensive sub-division of the property resulting in sub-standard accommodation by reason of inadequate unit sizes contrary to Policies 3.5, 7.4 and 7.6 of the London Plan 2011, Policies SP2 and SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the Major's Housing SPG 2012.
2. The proposed conversion of the property would be contrary to the requirements of the Council's Conversion Policy and Guidelines by reason of its location within a restricted conversion area in order that the character of the area is maintained, contrary to Saved Policy HSG11 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

03/08/2015



Emma Williamson
Head of Development Management
Planning Service